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**LINLEY &
SIMPSON**



PROSPECT HOUSE, FAWCETT LANE, LEEDS, LS12 4PE

For sale by Modern Method of Auction. Starting Bid Price £225,000. An opportunity to acquire a site for development with lapsed planning for 12 apartments, having previously had permission to demolish and create 2 blocks comprising 4 x 3 bed, 6 x 2 bed and 2 x 1 bed apartments.

Offers Over £225,000

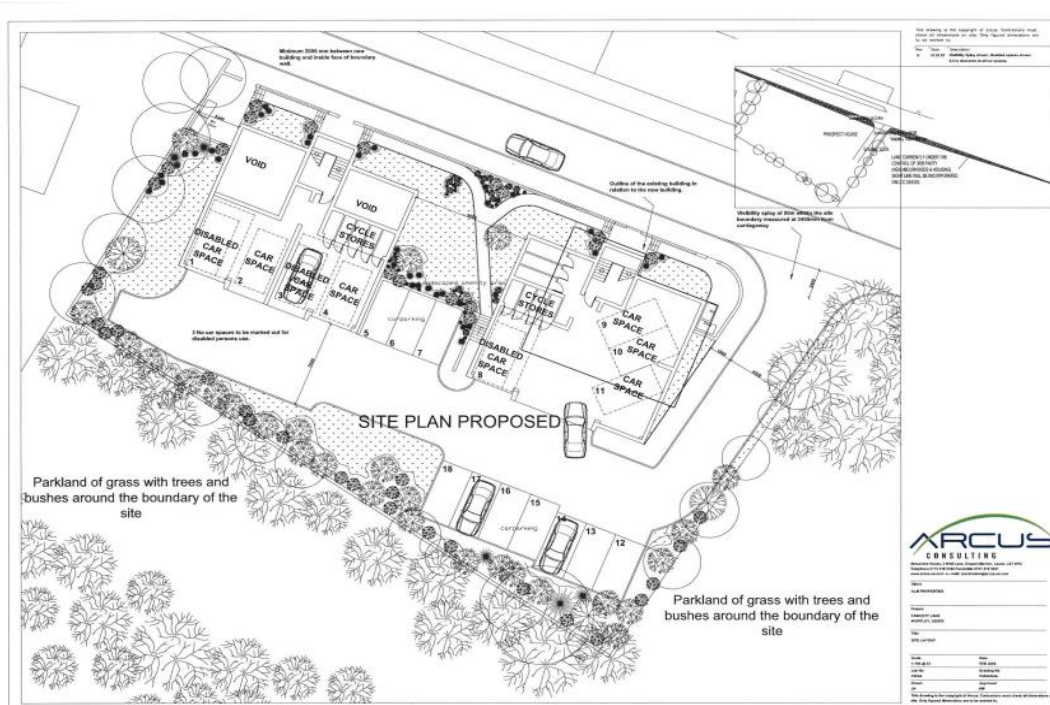


www.linleyandsimpson.co.uk

For sale by Modern Method of Auction. Starting Bid Price £225,000. An opportunity to acquire a derelict development site with lapsed planning for 12 apartments, having previously had permission to convert to 4 x 3 bedroom apartments, 6 x 2 bedroom apartments and 2 x 1 bedroom apartments. Application number 13/02683/EXT

The site is located in Wortley which has a range of local amenities and offers convenient access to Leeds City Centre.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.





FRONT ELEVATION STREET SCENE

Buildings indicated with the blue lines are proposed. Buildings shown with the green lines are existing. Block 2 (Block 2 is a 2.5 storey townhouse block) Block 3 (Block 3 is a 2.5 storey townhouse block)



SECTION THROUGH SITE



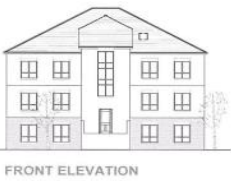
REAR ELEVATION STREET SCENE

REAR ELEVATION

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REAR ELEVATION



FRONT ELEVATION
BLOCK 2 EAST



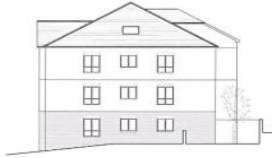
SIDE ELEVATION



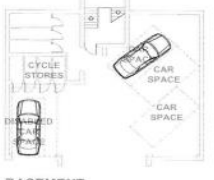
GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION



BASEMENT



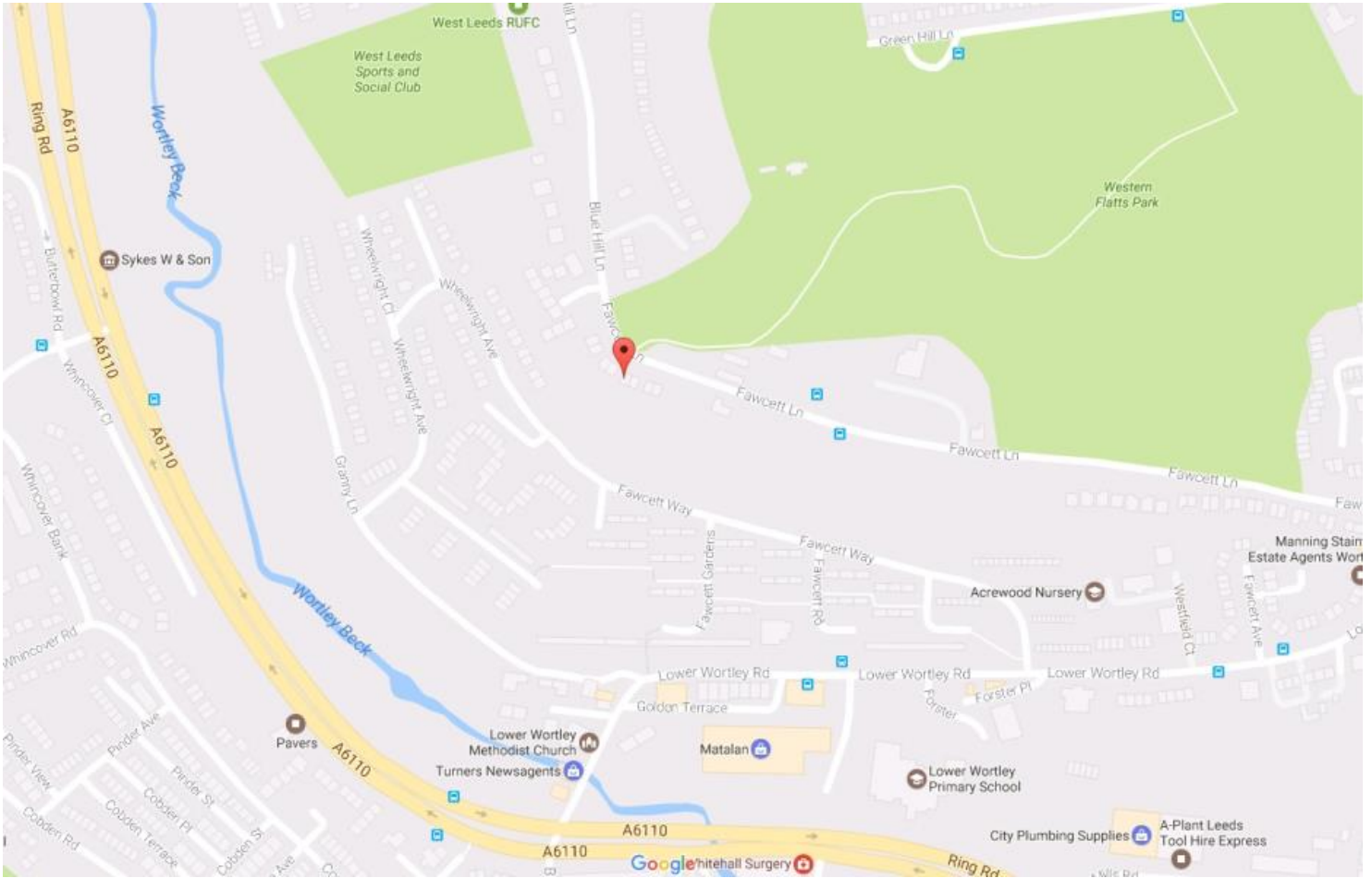
SECOND FLOOR



ATTIC FLOOR

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